

COMMITTEE FOR THE FUTURE OF DAMASCUS

Date: February 2, 2003

Location: Damascus Assembly of God Church
19070 SE Sunnyside Rd.

Meeting #: 78

Attendees: 20 (see roster for names)

Meeting will be recorded and minutes will be taken to abide by public policy. Any changes to the minutes should be given to the Secretary.

1. Call Meeting to Order:

Dee Wescott, Chair, called the meeting to order.

2. Introductions:

Paul Vogel and Dean Bollin of Vogel Communications were present as well as residents Michele Kargman (Rock Creek CPO Chair), Earlene Buliavac and Peter Tobey. Welcome!

3. Action on Minutes of January 19, 2004:

Minutes for January 19 were not completed by the meeting, so there was no action item.

4. Public Comment: None

5. Communications:

John Hartsock, Vice Chair, reported that there are ongoing workshops for public input into the comprehensive plan for Springwater I in the area east of Hwy 26 in Gresham. The most recent workshop was January 31.

Barb Ledbury, Damascus CPO Chair, attended the workshop as did Roy Ledbury. Barb reported that the workshop was well-organized and offered a short presentation and then an opportunity to design the area in 11 small tables using 3-D topographic maps and three packets of cut-outs. Each packet contained varying amounts of pieces representing a different level of jobs, housing, service districts, transportation, natural resources, etc. Each table chose a packet and needed to fit those elements onto the map using parameters (for example, a 50-acre parcel for employment land could not be placed on a gradient of more than 5%). Each table also had to address individual concerns of group members (zoning a piece one way for fast development, zoning for small employers only, etc.)

The result was that decisions made did not always jibe with the best use of a particular piece of land.

Barb said this exercise gave the public a chance to step into the planners' shoes and work with similar parameters planners must use. The tables with some knowledge of planning issues fared better than those with none. Roy added that the planners will take all the work from the tables and make a mosaic for the next general meeting in April or May. There is a working group who meets monthly.

On a different subject, Chuck Kisselburg reported that one of the banners advertising the forums that was posted on 172nd and Sunnyside was stolen. Cable ties cut and all.

6. Treasurer's Report:

John Fromwiller, Treasurer, stated that the account holds close to \$1500, with \$965 in outstanding bills. He has made a request for \$3900 to draw from the MHEA (Mt. Hood Economic Alliance) grant which will pay the balance for ECONorthwest's work to date on the financial feasibility study. He has paid the \$50 fee to register the Committee for the Incorporation of Damascus as a non-profit but not tax-deductible organization.

7. Sub-Committee Reports:

a. Finance—Dan O'Dell could not attend the meeting, so there was no finance update.

b. Public Information--Joyce Schwer, Secretary, reported in the absence of Tim Giorgi, Public Information Chair, that an article was submitted to the Boring Fire District Firebreak and an upcoming article was needed for the March issue of the Damascus/Boring Observer. Articles were/will be written by Marty Beaudet.

Marty continued that the Firebreak article's topic was the core values forum and included pictures. Since comments from the forum will be tabulated in time for the Observer deadline, that article will contain information about the forum as well as the results. Since there were many questions about what's next for the folks in the 172nd corridor, Marty will also include a sidebar about the proposed 177th St. boundary between Happy Valley and a potential future Damascus.

Joyce Schwer reported on the upcoming Community Reps neighborhood meetings. She and Bill Dassenko have been organizing meetings for the nine reps who expressed interest. Two areas will combine meetings, Areas 1 & 10 (part of the 172nd Ave. corridor) and Areas 17 & 18 (part of Boring), as similar issues face folks in those areas. The meetings will take place between Feb. 4 and 7 at various locations. There will be a CFD member present at each meeting to help answer questions. Many reps have been given phone lists and have made calls to folks in their areas. Signs have been made and distributed to the reps to post in their areas. Handouts and meeting guides will be distributed to the reps for their meetings. Reps will gather feedback on the core values statements and discuss it at the last core values workshop on Feb. 10.

Dee Wescott stated that Rural Development Initiatives (RDI), the organization who helped the CFD craft the strategic plan in the summer of 2002, asked the CFD to submit an application for an award open to all community organizations with which RDI has done work. Joyce Schwer explained that she and Dan O'Dell had not had enough time to meet the first deadline, but RDI extended it and they felt it was possible to meet the second. The application required a short explanation of the project, an update on its progress, its long-range effect and its ability to be replicated by other communities as well as supporting materials including photos, newspaper articles, fact sheets, etc. Winning an award can create publicity (which may attract donations), boost credibility and help distinguish the CFD in future grant applications. Winners will be announced at the RDI conference on March 5 & 6 at Resort at the Mountain in Welches. The conference offers many courses and is open to all. There is a fee.

8. Damascus CPO Report:

Barb Ledbury, Damascus CPO Chair, reported that an election is needed to elect/re-elect officers. No new nominees had come forward prior to this meeting and John Briece has not offered to be considered for re-election. Burt Andersen was nominated to fill the position and accepted the nomination. John Hartsock made a motion to accept the slate of former officers, with Burt Andersen replacing John Briece. Randy Shannon seconded. The motion was carried unanimously.

Michele Kargman, new Rock Creek CPO Chair, announced that she was in the process of re-forming the Rock Creek CPO and is looking for candidates to fill the other officer positions. She is hoping to pick up where the disbanded CPO left off so all the initial paperwork for the County need not be redone. The reactivation of the Rock Creek CPO will allow it to have a spot on the Advisory Committee throughout the concept plan phase.

9. Old Business: (*Action Item)

a. Public Information Program--Vogel Communications

Paul Vogel and Dean Bollin of Vogel Communications discussed a plan for a scientifically significant survey of the Damascus/Boring area concerning incorporation issues. Paul Vogel stated the survey could be broken down demographically, geographically, by those in favor, opposed and undecided, and other ways. It will also determine language that resonates with residents, or angers them. There will be 30-35 questions and phone calls will be made until 300 responses are taken. It will take about 3-4 weeks. A strategic plan utilizing the information will also be completed for the CFD.

The definition of the survey boundary needs to be made before work can begin. The decision needs to be made whether to include Boring and/or the Clackamas industrial area. Dean Bollin explained that if details are desired for Boring as a separate entity, then we may need to make it a separate sample, which increases the cost. If the area is include in the overall goal of 300 responses, but the area is not going to be included in the city boundary, then the accuracy of the survey diminishes because a percentage of those 300 people are no longer within the boundary area. The sample size for the voters within the

city boundary could then be 200 (which is less scientifically accurate), once those living in Boring are excluded. The Boring CPO will be discussing the issue at their next meeting.

Paul Vogel addressed the issue of which organization, the CFD or the Committee for the Incorporation of Damascus, should hire Vogel to do the survey. He said the CFD can initiate the work as an information gathering activity. The CFD is allowed to give that information to whomever they choose. The CFD can give it to the CTID for action and still remain within their tax-exempt status.

Paul suggested that the Executive Committee, or a newly formed Research Committee, work through the details and let him know what the survey(s) boundary(ies) will be. Vogel will do a pre-test of about 50 people and then proceed with the full survey. Calls will be made weekdays 5-9 pm and weekends 12-6pm to ensure a balance between working and non-working voters.

Answers to questions included:

- ❖ Though response rates vary between 50-70% on a local issue of importance, research suggests that it does not skew results to lack answers from the 30-50% who won't answer the survey.
- ❖ Vogel starts with voting records and takes a random list, then checks to ensure areas are not missing or over-represented. Unlisted numbers will show up on a list based on voter registration information.
- ❖ Vogel will screen for CFD members, media and elected officials. Vogel will likely take the survey information from a CFD member but not include the answers in the results.
- ❖ Content of the survey will be livability issues, services, positive reasons to incorporate, negative reasons to incorporate, position on incorporation if vote were today and demographic questions. Tax rate questions will be asked after yes/no vote on incorporation, then the yes/no vote on incorporation will be asked again.
- ❖ Issues exclusive to Boring residents, like what will it mean to be part of Damascus as opposed to staying separate, will be revealed during the open questions section of survey that asks for concerns the voter has and what is important to them.
- ❖ Names that correspond to those in the study area, or those within the UGB, can be pulled from the voter lists via computer program, even if precinct lines don't match up.

Paul Vogel concluded by stating that the next steps are to draft the survey, submit it to the smaller group for review, obtain a definition of the survey boundary, complete the test and proceed with the scientific sample.

b. Core Values Process--Jan 14/24 Forums/Feb 10 Workshop

John Hartsock referred attendees to the purple handout containing the summary of responses from the core values forums. The full list is 38 pages long and is available to

anyone who wants to pore over it. The summary will also be sent to the Community Reps. A majority of respondents agreed with the statements as written by the reps, though there were lots of clarifications and additional examples. At the February 10 workshop, those reps who staffed a table at the interested parties forum will be asked to staff the same topic during the small table discussions section of the workshop.

c. Concept Planning--Consultant Selection/Schedule

John Hartsock reported that the RFP (request for proposal) was sent out to consultants and responses received back quickly, too quickly to obtain input from the CFD or CPI members. Four of five firms responded and two were asked to interview. Interviews were impressive and Parametrix/Otak edged out DEA by two points, then by 27 points after review. Parametrix/Otak did the concept plan for Rock Creek so this should lead to a more seamless melding of that and the Damascus plan. They had the smallest amount budgeted for public involvement and they don't have the experience planning a large area as Tim Smith of DEA has. Scope of work details are still being worked out. The final scope of work on the EIS (Environmental Impact Statement) is still to be determined as well. The first planning session will likely be in May.

John referred everyone to the goldenrod handout containing information on the Advisory Committee. He stated that it is not yet defined but will consist of representatives from County, Metro, ODOT, developer organizations, service districts, water and land-use organizations, the CFD, CPOs, CPI and Happy Valley. Suggestions for additional members included Boring Water District and the school districts. The salmon handout describes all the committees involved. The Advisory Committee will meet throughout the concept plan phase.

d. Financial Feasibility Study--Added Area

John Hartsock reported that ECONorthwest quoted \$8800 to do the financial feasibility for Boring and the Clackamas industrial area. Boring will decide soon whether they would like to be included in a future Damascus city boundary. John requested of the County that the study be done through WES (Water Environment Services) or other service districts. Response is pending. Other avenues will be pursued as well. Dee Wescott added that including the area in the Damascus boundary will lower the tax rate for the whole area, but it will still be a tax increase. Folks in the industrial area are not likely to see the benefit of keeping Damascus whole or keeping local control. The incorporation campaign will need to find and promote specific benefits that resonate with residents/businesses in the industrial area.

e. Rock Creek Acceleration Project Update

John Hartsock reported that due to uproar at the forums and from other influences over the Rock Creek acceleration issue, it may have been slowed down somewhat so better coordination and public involvement can take place. There are objections to funds being release to aid concurrency for acceleration when normally a project accepted for financing today, would not have funds released until 2008-9. Improvements already funded are for signals to 172nd/Sunnyside in 2005-6 and widening to 152nd in 2006-7.

Widening to 172nd after that. Plans need to be coordinated for Pleasant Valley through Sunnyside and Rock Creek. Currently, plans do not. Metro and County are working on it.

f. Rezoning of Industrial Property on 212 to Commercial (Emmert)

John Hartsock reported that the Board of County Commissioners (BCC) tentatively accepted to rezone Terry Emmert's property on Hwy 212 at about 142nd from industrial to retail, against recommendations made by their own staff. They received a flurry of opposition from many sources, most stating that if industrial land in Clackamas County is at such a premium, why would they rezone a piece into retail? Even office space is preferential to retail. Martha Schrader was the dissenting vote on the BCC stating that there is no assurance that the land will be able to be bought at the industrial zone price when the right of way is needed for the Sunrise Corridor, and not at the commercial zone price (which is about twice as much). The County just got burned on this issue for a site on Sunnyside Rd. The decision was to meet again to revisit the issue.

Discussion followed, comments included:

- ❖ If County knows where Sunrise Corridor will go on the site, they could keep zoning for that piece and rezone the rest.
- ❖ Emmert showed other routes the Corridor could take that would require buying less land.
- ❖ If the site becomes retail, that puts more pressure on Rock Creek to fulfill industrial need.
- ❖ Metro would need to review a change in County's comprehensive plan, which would be required for a rezone like this. Metro may choose not to accept it. A dispute might go to LUBA (Land Use Board of Appeals). Messy. Metro may have to impose a consequence should County choose to do it anyway.
- ❖ Before decisions made, need to look at regional concept plan and decide where commercial centers will be--Pleasant Valley? Entire 172nd corridor? Along 212? In Damascus? Very easy to have one run into the other. City Council will have to be vigilant to contain it.

10. New Business (*Action Item): None

11. Open Agenda:

John Hartsock reported that he received the first draft for the petition for incorporation from CFD legal representative Jordan Schrader. Dee Wescott added that they are proceeding with a draft request to utilities for funds to take the CFD through the incorporation vote. Approximately \$200,000 is needed.

12. Executive Session: None

13. Adjournment